

INDIA NON JUDICIAL

₹3000

RS 3000

भारत

तीन हजार रुपये

THREE THOUSAND RUPEES

[illegible]

THIS INDENTURE made this 9th day of March One thousand  
nine hundred and ninety three BETWEEN SHRI CHANDRA NASKAR, son of Late Rajendra Nath Naskar, by a Hindu,  
by occupation Land Lord, residing at Jambhathar,  
Police Station New Bidhan Nagar, District 24-Barganas  
(North) herein after called the Vendor (which term of  
expression shall unless excluded by or repugnant to the  
context be deemed to mean and include his heirs, execu-  
tors, successors, administrators, legal representatives and  
assigns; the vendor being represented by his constitutional  
attornies Sri Ramto Naskar and Sri Ganesh Naskar both of

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21510

Sri Jay Kumar Ghosh  
M-62 - Chahavis vikas H.C. Block

See 111 Salt Lake City

Cal - 91

5/3/93



2c

1c

1c

6000/-

1000/-

100/-

100/-

100/-

100/-

310/-

From the Government of India  
No. 1244  
M-62  
Chahavis vikas H.C. Block  
Salt Lake City  
Calcutta  
Sri Jay Kumar Ghosh  
M-62  
Chahavis vikas H.C. Block  
Salt Lake City  
Calcutta

Sri Manu Naskar

1. Manu Naskar  
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6. Manu Naskar  
7. Manu Naskar  
8. Manu Naskar  
9. Manu Naskar  
10. Manu Naskar

12/3/93

Sri Manu Naskar

2427

Sri Manu Naskar

2428

Consultative Affairs  
of Titled & Noble

Delivered on 10/1/94  
Sri Manu Naskar

Signature of Sri Manu Naskar

3000Rs.



: 2 :

sons of Sri Tilok Chandra Naskar, by faith-Hindu,  
by occupation, business, residing at Mahishbathan  
Police Station - Bishan Nagar (East), District  
24-Parganas (North), of the CHS Post and  
JOY KUMAR GHOSH son of Sri Ashit Anjan Ghosh,  
by faith Hindu, by occupation business, residing  
at W/62, Mahabir Bikash, N.C. Block, Salt Lake City,  
Police Station Bishan Nagar, Calcutta - 700 091,  
hereinafter called the PURCHASER which expres-  
sion shall unless excluded by or repugnant to the  
context be deemed to mean and include his heirs,  
executors, successors, administrators, legal repres-  
entatives and assigns) of the CHS Post.

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21510  
5th Jay Kumar Ghosh  
11-62-146th St. & 14th Ave. H.C. Block  
See 111  
Cal - 31  
5/3/93  
Selling Lake City  
OL

|    |       |
|----|-------|
| 2c | 600/- |
| 1c | 100/- |
| 1c | 200/- |
| 1c | 100/- |
| 1c | 10/-  |
| 1c |       |
|    | 730/- |

5/27/11

1000Rs



: 3 :

Witnessed One Golak Chandra Naskar, Tilok Chandra Naskar and Rabinora Nath Naskar all sons of Late Rajendra Nath Naskar jointly purchased a landed property from one Dhirendra Nath Naskar and the same was registered with the office of the Sub Registrar Cossipore Dum Dum in Book No. I, Volume No. 88, Pages 127 to 129, Being No. 6037, for the year 1958.

and witnessed The said Golak Chandra Naskar, Tilok Chandra Naskar and Rabinora Nath Naskar all sons of Late Rajendra Nath Naskar jointly purchased a landed property from their father Rajendra Nath Naskar since deceased.

.... Witnessed .....

10000

21510  
Sri Ajay Kumar Singh  
u-62 Chabauri Nika, H.C. Block  
Sec I I I Salt Lake City  
Cal- 91

5/3/93

|    |        |
|----|--------|
| 2c | 6000/- |
| 1c | 1000/- |
| 1c | 200/-  |
| 1c | 100/-  |
| 1c | 10/-   |
| 1c | 7310/- |

2  
1-18-13



: 4 :

AND WITNESSES The said Golak Chandra Naskar, Pilek Chandra Naskar, Nabindra Nath Naskar and late Girdi Datta Dassal, the widow of Kajendra Nath Naskar since deceased entered into a deed of divisible partition with regard to the entire property which they held jointly and the property they inherited from Kajendra Nath Naskar since deceased. The said deed of partition was registered with the office of the Sub Registrar at Cossimbare Dum Dum, in Book No. I, Volume No. 25, pages 21 to 29, Being No. 8339 for the year 1935.

AND WITNESSES By virtue of the said deed of partition the said Sri Pilek Chandra Naskar became the absolute owner of 57 decimals of land and since then he has been possessing the same. The property the subject matter of this indenture is a part of the said

2 11510  
2 to Son of Joy Wm. G. Gosh.  
Vall. - 62 - Chaharir V. K. H. e. Block  
Dec 111 Salt Lake City  
Cal. 91

5/3/93

11

|    |        |
|----|--------|
| 2c | 6000/- |
| 1c | 1000/- |
| 1c | 200/-  |
| 1c | 100/-  |
| 1c | 10/-   |
| 1c | 7310/- |

J  
12/11/11



: 5 :

1/57 decimals and it is hereinafter referred to as 'THE SAID PROPERTY'.

AND WHEREAS The vendor herein well seized and possessed of and having every right to sell the said land intends to sell the same and the purchaser Sri Ajay Kumar Ghosh intends to purchase the same free from all encumbrances, attachments, lien whatsoever including the right of ingress and egress and all other easement right at or for a consideration of Rs. 60,000/- (Rupees Sixty thousand) Only.

AND WHEREAS The vendor agrees to sell and the purchaser agrees to purchase the land measuring about 4 Cottahs 15 Chittaks and 34 Sq.fts. be the

21510  
11-62  
111- Salt Lake City  
Cal - 31  
5/3/73

10Rs.



161

same a little more or less under Mouza Mahishbathan  
R.S.Dag No.373, M.L.No.18, Under Police Station -  
Kajarhat <sup>now</sup> (New Bidhan Nagar) in the District of 24-Par-  
ganas (North), morefully and specifically described in  
the Schedule herein below and delineated in the map  
or plan annexed hereto and therein coloured by red  
boarder line.

~~and witness~~ The vendor herein declares that the said  
property is not under any scheme of any government or  
semi government or any public or private authority,  
metro railway authority and the vendor further declares  
that the premises which is the subject matter of this  
Indenture is not under any charge, lien and mortgage  
with any other body either government or public or  
private.

..... ~~and witness~~



AND WHEREAS The vendor shall meet all the rents, taxes and other outgoings upto the date of registration of this deed of conveyance and if any rents, taxes or any outgoings are found due the vendor shall remain liable to meet all such arrears bills in respect of the said property.

AND WHEREAS The said Sri Tilok Chandra Baskar executed two registered powers of attorney in favour of his two sons Sri Mantu Baskar and Sri Pankaj Baskar to develop the said property, enter into agreement for sale with the intending purchasers, on his behalf and to execute the sale deeds on his behalf etc. The said two powers of attorney were registered with the office of the Additional District Sub Registrar, Bidhan Nagar in Book No. IV, Volume No. 1, Pages 157 to 252, Being No. 39, for the year 1992 and in Book No. IV, Volume No. Pages to , being No. 50 for the year 1993 respectively.

NOW THIS INDENTURE WITNESSETH That in pursuance of the said agreement between the vendor and the purchaser and in consideration of the said sum of Rs 50,000/- (Rupees Sixty thousand/only) paid by the purchaser to the vendor on or before the execution of these presents the receipt whereof the vendor do hereby admit and acknowledge the said payment thereof acquit release and discharge the purchaser his heirs, legal representatives, executors, administrators and assigns from the payment thereof and

.... every part

: 6 :

every part thereof and also the said property herewith to be conveyed and its said portion thereof as per the memo of consideration written herein below) the vendor do hereby convey, transfer, assure and assign UNTO AND FOR THE USE OF the said purchaser his heirs, legal representatives, executors, administrators and assigns ALL THAT shares and/or interest of the vendor of the land measuring about 4 Cottahas 15 Chittaks and 34 Sq. fts. comprised in Dag No. 373, Khatian No. C.S. Khatian No. 50, R.S. Khatian No. 4B and L.R. Khatian No. 123 and C.S. Dag No. 166 under Mouza Mahishbathan under Police Station New Bidhan Nagar, together with the right of attachments and easement annexed to the said property.

TOGETHER WITH the common fences, water, light, right, liberties, privileges, easement all appurtenances whatsoever to the said property belonging to or in anywise appertaining or usually held used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND THE REVERSIONS and reversions remainder and remainders rent issues and profits thereof and of every part thereof AND all the estate rights, title, interest, inheritance, use, trust, possession property, claim and demand whatsoever both in law and equity of the vendor his heirs, administrators and assigns AND the vendor do hereby declares that the said property is not the subject matter of any suit now pending in any court of law and the said property is not the subject to any attachment or prohibitory order issued by any Court of law and that the vendor covenants with the purchasers that not withstanding any act, deed, matter or thing

..... done

done or executed or knowingly suffered to the contrary the vendor now has good right full power and absolute authority to grant transfer sell and convey the said property and every part thereof convey the same unto and to the use of the purchaser TO HAVE AND TO HOLD the said property hereby granted or expressed so to be unto and to the use of the purchaser his heirs, administrators and assigns absolutely and forever and that the purchaser his heirs, administrators and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property without any eviction, interruption, claims or demand whatsoever from or by the vendor or any persons whatsoever and that free and clear freely and clearly absolutely discharged saved, harmless and kept indemnified against all estates and encumbrances created by the vendor or any persons or person lawfully or equitably claiming for under or in trust for him or from or under any of his ancestors or predecessors in title.

AND WHEREAS that the vendor and all persons having lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for him the vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter and at the request and cost of the purchaser his heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed

.... all such

all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the ~~xxx~~ use of the purchaser his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this deed as shall or may be reasonably required AND FURTHER MORE the vendor and all his heirs executors, and administrators shall at all times hereafter indemnify and keep indemnified the purchaser his heirs executors, administrators and assigns against all loss damages, costs, charges and expenses if any suffered by reasons of any defect in the title of the vendor or any breach of the covenants hereinabove contained.

AND WHEREAS The vendor further declares that due to the development of the Salt Lake City as well as that of the surrounding locality the said land became useless for the cultivation of fish and the said land is presently used for the purpose of agriculture.

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of the land measuring about 4 Cottahs 15 Chittak and 34 Sq. fts., be the same a little more or less, under District 24-Parganas (North), Police Station New Bidhan Nagar, Sub Registry Office Bidhan Nagar Under Mouza Mahishbathan, comprised in C.S. Dag No. 366, R.S. Dag No. 373, C.S. Khatian No. 50, R.S. Khatian No. 48 and

.... L.R. Krishna

L.R.Krishni Khatian No.123, Touji No.145 and J.L.No.18 and at present the said land is used for the purpose of agriculture at an annual proportionate rent of Rs 1 Paise 80 payable to the collector. The said land is butted and bounded as under and delineated in the map or plan annexed herewith and therein coloured by red border line.

ON THE NORTH : Part of R.S.Dag No.281 and Part of R.S.Dag No.789

ON THE SOUTH : Part of R.S.Dag No.373

ON THE EAST : Part of R.S.Dag No.373

ON THE WEST : Part R.S.Dag No.374.

IN WITNESS WHEREOF The vendor hereto has set and subscribed his hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED  
AT CALCUTTA IN THE PRESENCE  
OF :

1. *Sebarish Chandra Borthy*  
*Advocate*  
*Alipore Judges Court*  
*ent-27*
2. *Nihar Ranjan Das*  
*Sulunguri Lalay*  
*P. Gururanga nagar*  
Prepared by me *Rajinhat*

A K Haldar

Advocate

High Court, Calcutta

*Jai Mohan Naskar*  
*Paraj Naskar*

(Signature of the vendor)

*Constituted attorney*  
*of Tilok Chandra Naskar*

Received from the within named purchaser the said sum of  
Rs 60,000/- (Rupees Sixty thousand) only being  
the within mentioned consideration money as per memo  
below :

Memo of Consideration

1. By Banker's cheque  
No. 000531 dt. 11.03.93  
of Bank of Baroda, Belia-  
Sala, Calcutta.

Rs 60,000/-

Rs 60,000/-

(Total Rupees Sixty thousand) only

*Sri Manthi Nazkiar*  
*Banking Nazkiar*

Witnesses :

(Signature of the Vendor)

1. Debarish Chandra *Advocate*  
Sriprey Judge Court *constituted attorney*  
at-27 of Tilok Chandra *Nazkiar*
2. Nikor Rajin Lal  
Sulunguri Colony  
P.O. Gauranganagar  
Rajonhat